

# PERIMETER

**SURVEYING & MAPPING**  
Certificate of Authorization No. LB7264  
Prepared by: Jeff S. Hodapp, P.S.M.  
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Boca Raton, Florida 33487  
Tel: (561) 241-9988  
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0925.008

# TIVOLI ISLES P.U.D. REPLAT OF LOTS 18, 19 & 20

441 - ATLANTIC P.U.D. (CONTROL NO. 04-206)

A REPLAT OF LOTS 18, 19 AND 20, "TIVOLI ISLES P.U.D.", (P.B. 107, PGS. 92-100, P.B.C.R.)

SECTION 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

AUGUST, 2006

142

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 9:41 AM  
THIS DAY OF Oct  
25, 2006, AND DULY RECORDED  
IN PLAT BOOK 109 ON PAGES  
142 THROUGH 143  
SHARON R. BOCK, CLERK  
AND COMPTROLLER

Sharon R. Bock

SHEET 1 OF 2

### DESCRIPTION AND DEDICATION

Know all men by these presents that HomeDevco/Tivoli Isles L.L.C., a Florida Limited Liability Company, owner of the lands shown hereon, being a replat of Lots 18, 19 and 20, "Tivoli Isles P.U.D.", according to the Plat thereof as recorded in Plat Book 107 at Pages 92 through 100 of the Public Records of Palm Beach County, Florida, containing 0.520 acres, more or less, shown hereon as "Tivoli Isles P.U.D. Replat of Lots 18, 19 & 20".

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

1. Each Roof Encroachment Easement, as shown hereon, is hereby reserved to the lot owner, his and/or her successors and assigns, whose dwelling unit abuts said easement for roof overhang purposes, Utility Services and building maintenance purposes, without recourse to Palm Beach County.

In Witness Whereof, HomeDevco/Tivoli Isles L.L.C., a Florida Limited Liability Company, has caused these presents to be signed by its Managing Member, HomeDevco/Tivoli Isles, Inc., a Florida Corporation, this 15th day of September, 2006.

HomeDevco/Tivoli Isles L.L.C.  
A Florida Limited Liability Company  
By: HomeDevco/Tivoli Isles, Inc.,  
A Florida Corporation

By: Andrew Steinberg  
Title: President

Witness: Janet Atchison  
Print Name: Janet Atchison

Witness: Rick Agnasi  
Print Name: Rick Agnasi

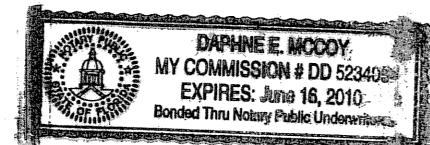
### ACKNOWLEDGEMENT

State of Florida ) ss  
County of Palm Beach )

Before me personally appeared Andrew Steinberg, who is personally known to me, or has produced N/A as identification, and who executed the foregoing instrument as President of HomeDevco/Tivoli Isles, Inc., a Florida Corporation, and severally acknowledged to and before me that he executed such instrument as such officer of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

Witness my hand and official seal this 15th day of September, 2006.

My commission expires June 16, 2010  
Dianne E. McCoy  
Notary Public,  
State of Florida  
Commission # DDS23405



### MORTGAGEE'S CONSENT

State of Florida ) ss  
County of Palm Beach )

The undersigned hereby certifies that it is the holder of a mortgage, upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 17793 at page 1213 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

In Witness Whereof, the said corporation has caused these presents to be signed by its Senior Vice President and its bank seal to be affixed hereon by and with the authority of its Board of Directors this 26th day of September, 2006.

BankAtlantic, a Florida Bank

Witness: Marcia Snyder  
Print Name: Marcia Snyder

by: Christopher C. Hynes  
Senior Vice President

Witness: Amy Boggs  
Print Name: Amy Boggs

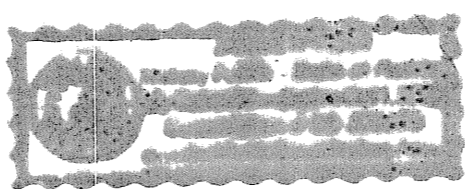
### ACKNOWLEDGEMENT

State of Florida ) ss  
County of Palm Beach )

Before me personally appeared Christopher C. Hynes, who is personally known to me, or has produced N/A as identification, and who executed the foregoing instrument as Senior Vice President of BankAtlantic, a Florida Bank, and severally acknowledged to and before me that he executed such instrument as such officer of said bank, and that the seal affixed to the foregoing instrument is the seal of said bank and that it was affixed to said instrument by due and regular bank authority, and that said instrument is the free act and deed of said bank.

Witness my hand and official seal this 26th day of September, 2006.  
My commission expires 10/1/08

Janice Daniels  
Notary Public,  
State of Florida

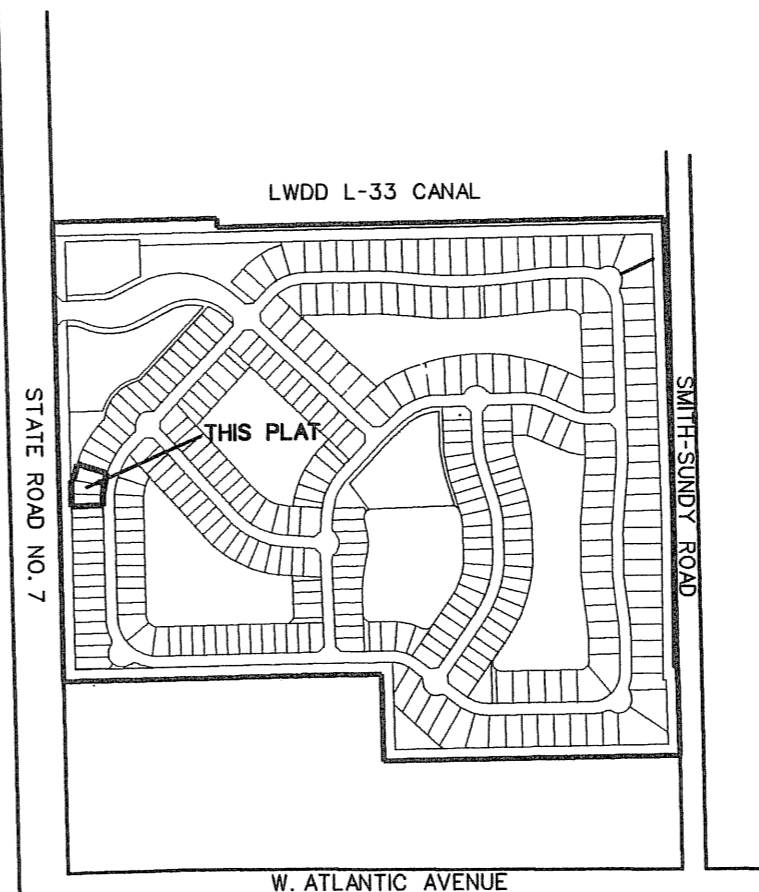


### COUNTY ENGINEER

This plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Sec. 177.071(2), F.S., this 27th day of October, 2006, and has been reviewed by a Professional Surveyor & Mapper employed by Palm Beach County in accordance with Sec. 177.081(1), F.S.

George T. Webb, P.E.  
County Engineer

10-27-06  
date



LOCATION MAP  
NOT TO SCALE

### SITE DATA

TIVOLI ISLES P.U.D.  
441-ATLANTIC P.U.D.  
CONTROL NO. 04-206

### TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) ss

I, Gary A. Korn, a duly licensed attorney in the State of Florida do hereby certify that I have examined the title to the hereon described property; that I find the title to the property is vested in HomeDevco/Tivoli Isles, L.L.C., a Florida Limited Liability Company; that the current taxes have been paid; that all mortgages not satisfied or released or otherwise terminated by law are shown hereon; and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision reported by this plat.

Gary A. Korn  
Attorney-at-law (licensed in Florida) Date: 9/26/2006

### NOTES:

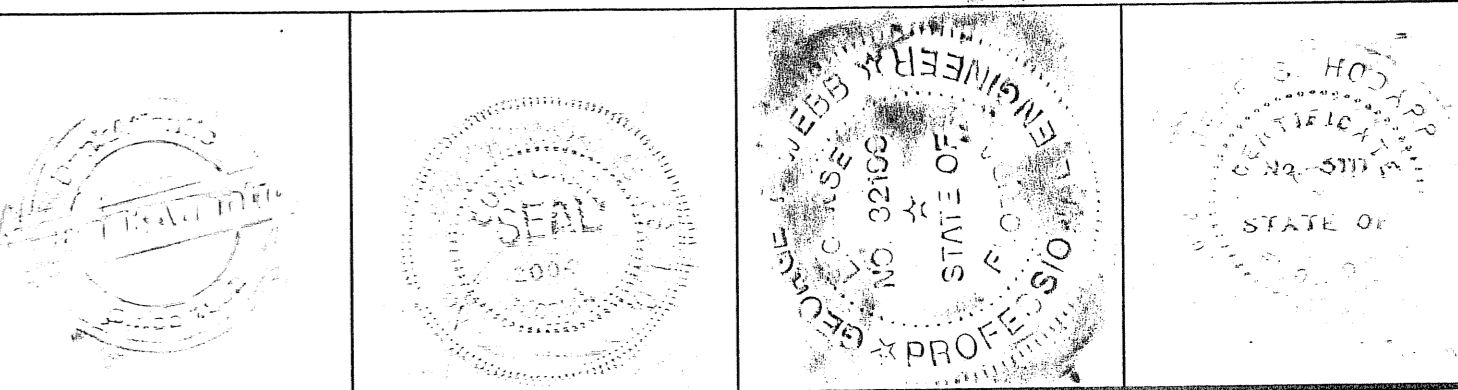
- The bearings shown hereon are based on the West line of said plat of "Tivoli Isles P.U.D." having a bearing of North 00°45'40" West, as shown on said plat, as determined from State Plane Coordinates as established by the Palm Beach County Engineering Division based on the Florida Coordinate System, East Zone, Grid North, 1983 State Plane Transverse Mercator Projection, 1990 Adjustment.
- No buildings or any kind of construction or trees or shrubs shall be placed on any easement without prior written approval of all easement beneficiaries and all applicable County approvals or permits as required for such encroachments.
- Building setback lines shall be as required by current Palm Beach County Zoning regulations.
- In those cases where easements of different types cross or otherwise coincide, drainage easements shall have first priority, utility easements shall have second priority, access easements shall have third priority, and all other easements shall be subordinate to these with their priorities determined by use of rights granted.
- All lines which intersect curved lines are radial unless noted as being non-radial (N.R.).
- Notice: this plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions with the Plat of this plat that may be found in the public records of Palm Beach County, Florida.
- All distances shown are ground distances. Scale factor used for this plat was 1.0000198.
- Rights-of-way dedicated on said "Palm Beach Farms Company Plat No. 1" have been abandoned per Official Records Book 19850, Page 261, Public Records of Palm Beach County, Florida.
- Florida Power and Light Co. Easements recorded in O.R.B. 1631 Page 911 and O.R.B. 2517, Page 881 both of said Public Records, have been released per O.R.B. 19067, Page 1706 and O.R.B. 19067 Page 1712, both of said Public Records.

### SURVEYOR'S CERTIFICATE

This is to certify that the plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision; that said survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments ("P.R.M.s") have been placed as required by law, and that Permanent Control Points ("P.C.P.s"), and Monuments guaranteed posted with the Palm Beach County Board of County Commissioners for the required improvements; and, further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the Ordinances of Palm Beach County, Florida.

Jeff S. Hodapp 9-13-2006  
Jeff S. Hodapp, P.S.M.  
License No. LS311  
State of Florida  
Perimeter Surveying & Mapping, Inc.  
951 Broken Sound Parkway, Suite 320  
Boca Raton, FL 33487  
Certification of Authorization No. LB7264

BANKATLANTIC HOMEDEVCO TIVOLI ISLES, INC. COUNTY ENGINEER SURVEYOR



SECTION: Tivoli Isles Replat of Lots 18-20  
BOOK: 109 PAGE: 142  
EFFECTIVE DATE: 08/25/06  
ZONING: PUD  
QUAD: B-051  
SE  
TAZ: 15B  
PUD NAME: C